

Tim Martin
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4 Mossvale Avenue
Ballygowan
BT23 6LG

Offers Around
£149,950

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SUMMARY

Occupying a spacious site within this popular residential development, this semi detached property is perfect for the first time buyer, young couple or family and is in close proximity to many local amenities within Ballygowan village.

The accommodation comprises of a spacious lounge, modern fitted kitchen with dining area, three well proportioned bedrooms and shower room.

Outside, the property is approached by a spacious gravelled driveway providing excellent off street parking, whilst enclosed gardens are located to the rear and are laid out in lawn with a paved patio area.

Set within walking distance is Ballygowan village with its excellent range of amenities and Alexander Dickson Primary School, whilst an excellent road network and public transport provides ease of access to Belfast city centre, Belfast City Airport and Ulster Hospital.

FEATURES

- Semi Detached Property Situated Within This Popular Development
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Three Well Proportioned Bedrooms
- Shower Room
- Gas Fired Central Heating And Single Glazed Windows
- Spacious Gravelled Driveway Providing Excellent Off Street Parking
- Enclosed Rear Gardens Laid Out In Lawn With Paved Patio Area
- Within Walking Distance Of Ballygowan Village, Alexander Dickson Primary School And Public Transport
- Convenient Commute To Belfast, Newtownards, Belfast City Airport And Ulster Hospital

Entrance Hall

Glazed uPVC entrance door with matching side light; tiled floor; telephone connection point; under stairs storage cupboard; Valiant gas fired boiler.

Lounge

18'9 x 12'1 (into bay window) (5.72m x 3.68m (into bay window))

Modern granite fireplace with matching hearth; open fire; modern wood fire surround; tv aerial connection point; corniced ceiling; wiring for wall lights.

Kitchen / Dining Area

18'8 x 10'9 (5.69m x 3.28m)

Good range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; space for cooker and hob; concealed extractor unit over; space for fridge / freezer; formica worktops; tiled splashback; space and plumbing for washing machine; glazed uPVC double doors to rear; recessed spotlights.

First Floor / Landing

Access to roof space (partially floored); hot-press.

Bedroom 1

10'8 x 9'9 (max measurements) (3.25m x 2.97m (max measurements))

Built in storage cupboard; wood laminate floor.

Bedroom 2

14'0 x 8'6 (max measurements) (4.27m x 2.59m (max measurements))

Wood laminate floor.

Bedroom 3

11'8 x 9'11 (3.56m x 3.02m)

Wood laminate floor.

Wet Room

9'4 x 6'6 (2.84m x 1.98m)

Walk in shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled WC; pedestal wash hand basin with mono mixer taps; extractor fan.

Outside

Spacious gravelled driveway providing parking for 2-3 cars.

Gardens

Front gardens laid out in decorative gravelled flowerbeds.

Enclosed rear gardens laid out in lawn; paved patio area; Calor gas tank.

Capital Rateable Value

£105,000. Rates Payable = £959.39 per annum (approx)

Tenure

Leasehold



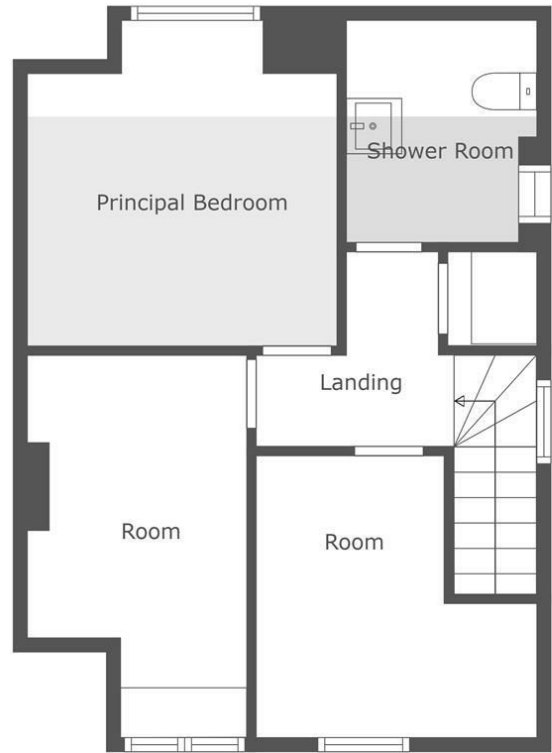








Floor 1



Floor 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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